

ARTICLE 3

ZONING DISTRICTS ESTABLISHED

3-100 THE CITY OF FARMERS BRANCH, TEXAS IS HEREBY DIVIDED INTO NINETEEN (19) ZONING DISTRICTS. THE USE, HEIGHT, AND AREA REGULATIONS AS SET OUT HEREIN ARE UNIFORM IN EACH DISTRICT. THE NINETEEN DISTRICTS ESTABLISHED HEREIN SHALL BE KNOWN AS:

**ABBREVIATED
DESIGNATION**

**ZONING
DISTRICTS**

R-1	One-Family Residence District -1
R-2	One-Family Residence District -2
R-3	One-Family Residence District -3
R-4	One-Family Residence District -4
R-5	One-Family Residence District -5
R-6	One-Family Residence District -6
D-1	Two-Family Residence District
D-2	Two-Family Residence District
MF-1	Multiple-Family Residence District -1
MF-2	Multiple-Family Residence District -2
MF-3	Multiple-Family Residence District -3
MF-4	Multiple-Family Residence District -4
O	Office District
LR-1	Local Retail District -1
LR-2	Local Retail District -2
C	Commercial District
LI	Light Industrial District
HI	Heavy Industrial District
PD	Planned Development District

Note: FP-Prefix to any district designation as it appears on the Zoning District Map, designates a sub-district subject to the provision of 8-300 through 8-305.

ARTICLE 4

ZONING DISTRICT MAP

4-100 THE BOUNDARIES OF THE ZONING DISTRICTS SET OUT HEREIN ARE DELINEATED UPON THE ZONING DISTRICT MAP OF THE CITY OF FARMERS BRANCH, SAID MAP BEING A PART OF THIS ORDINANCE FULLY AS IF THE SAME WERE SET FORTH HEREIN IN DETAIL

4-101 Three (3) original, official and identical copies of the Zoning District Map are hereby adopted bearing the signature of the Mayor and attestation of the City Secretary and shall be filed and maintained as follows:

- a. One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner.
- b. One Copy shall be filed with the Building Inspector and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation in issuing Building Permits, Certificates of Occupancy and Compliance and for enforcing the Zoning Ordinance.
- c. One copy shall be filed with the Public Works Director for reference purposes and shall be maintained up-to-date by posting thereon all changes and subsequent amendments.
- d. Reproductions for information purposes may, from time to time, be made of the official Zoning District Map.

ARTICLE 5

ZONING DISTRICT BOUNDARIES

- 5-100** THE DISTRICT BOUNDARY LINES SHOWN ON THE ZONING DISTRICT MAPS ARE USUALLY ALONG STREETS, ALLEYS, PROPERTY LINES, OR EXTENSIONS THEREOF. WHERE UNCERTAINTY EXISTS AS TO THE BOUNDARIES OF DISTRICTS AS SHOWN ON THE OFFICIAL ZONING MAPS, THE FOLLOWING RULES SHALL APPLY.
- 5-101** Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- 5-102** Boundaries indicated as approximately following platted lot lines shall be construed as following such lines.
- 5-103** Boundaries indicated as approximately following city limits shall be construed as following city limits.
- 5-104** Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines.
- 5-105** Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shore line shall be construed as moving with actual shore line; boundaries indicated as approximately following the centerlines of streams, rivers, lakes or other bodies of water shall be construed to follow such center lines.
- 5-106** Boundaries indicated as parallel to or extensions of features indicated in 5-101 through 5-105 above shall be so construed. Distances not specifically indicated on the original Zoning Maps shall be determined from the graphic scale on the Map.
- 5-107** Whenever any street, alley or other public way is vacated by official action of the City Council, or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or way, and all area so involved shall then and henceforth be subject to all regulations of the extended districts.
- 5-108** Where physical features of the ground are at variance with information shown on the official Zoning District Map, or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of subsections 5-101 through 5-107, the property shall be considered as classified R-1, Single-Family Residence, temporarily in the same manner as provided for newly annexed territory and the issuance of a Building Permit and the determination of permanent zoning shall be in accordance with the provisions provided in Article 6 for temporarily zoned areas.

ARTICLE 6

TEMPORARY ZONING - ANNEXED TERRITORY

6-100 ALL TERRITORY HEREAFTER ANNEXED TO THE CITY OF FARMERS BRANCH SHALL BE TEMPORARILY CLASSIFIED AS R-1, ONE FAMILY RESIDENCE DISTRICT UNTIL PERMANENT ZONING IS ESTABLISHED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH. THE PROCEDURE FOR ESTABLISHING PERMANENT ZONING ON ANNEXED TERRITORY SHALL CONFORM TO THE PROCEDURE ESTABLISHED BY LAW FOR THE ADOPTION OF ORIGINAL ZONING REGULATIONS.

6-101 IN AN AREA TEMPORARILY CLASSIFIED AS R-1, ONE-FAMILY RESIDENCE DISTRICT:

- a. No person shall erect, construct or proceed or continue with the erection or construction of any building or structure or cause the same to be done in any newly annexed territory to the City of Farmers Branch without first applying for and obtaining a Building Permit or Certificate of Occupancy therefore from the Building Inspector or the City Council as may be required herein.
- b. No permit for the construction of a building or use of land shall be issued by the Building Inspector other than a permit which will allow the construction of a building permitted in the R-1 One-Family Residence District, unless and until such territory has been classified in a zoning district other than the R-1, One-Family Residence District, by the City Council in the manner provided by law except as provided in 6-101 c. following.
- c. An applicant for a permit for any use other than that specified in paragraph b. above, shall be made to the Building Inspector of the City of Farmers Branch and by him referred to the Planning and Zoning Commission for consideration and recommendation to the City Council. The Planning and Zoning Commission in making its recommendation to the City Council concerning any such permit shall take into consideration the appropriate land use for the area and the Land Use Plan for the City of Farmers Branch. The City Council after receiving and reviewing the recommendations of the Planning and Zoning Commission may, by majority vote, authorize the issuance of a Building Permit or Certificate of Occupancy or may disapprove the application as their findings may indicate appropriate in the public interest.

ARTICLE 7

7-100 COMPLIANCE REQUIRED

ALL LAND, BUILDINGS, STRUCTURES OR APPURTENANCES THEREON WITHIN THE CITY OF FARMERS BRANCH, TEXAS WHICH ARE HEREAFTER OCCUPIED, USED, ERECTED, ALTERED, REMOVED, DEMOLISHED OR CONVERTED SHALL BE USED, REMOVED, PLACED AND ERECTED IN CONFORMANCE WITH THE ZONING DISTRICT IN WHICH SUCH LAND OR BUILDING IS LOCATED AS HEREINAFTER PROVIDED.